

REGIONAL MUNICIPALITY OF OTTAWA CARLETON
 MUNICIPALITÉ RÉGIONALE D'OTTAWA CARLETON

MEMORANDUM
NOTE DE SERVICE

Our File/N/Réf. **25 12-96-R066**
 Your File/V/Réf.

DATE 13 March 1997

TO/DEST. The Chair and Members of Council

FROM/EXP. Environment and Transportation Commissioner

SUBJECT/OBJET **160 LEES AVENUE COAL TAR REMOVAL
 (IN ACCORDANCE WITH
 CORPORATE POLICY MANUAL SECTION 4.6.9.)**

PURPOSE

This report is to advise Council of action taken under the Environment and Transportation Commissioner's authority for emergency work (per Section 4.6.9 of the Corporate Policy Manual) to deal with the removal of the coal tar at 160 Lees Avenue.

SUMMARY

Negotiations between Hama Investments Ltd. (170 Lees Avenue), City of Ottawa (168 Lees Avenue) and RMOC (160 Lees Avenue), regarding removal of coal tar from the respective properties, led to a joint City of Ottawa/RMOC tender, contracted through the City of Ottawa. It was necessary to undertake this work expeditiously in order that efficiencies associated with simultaneous excavation of contaminated materials on the site could be realized.

BACKGROUND

On 9 October 1996, Regional Council approved consultant services for the next phase of engineering services for the design and construction for the 160 Lees Avenue Site Management Plan.

INFORMATION PREVIOUSLY DISTRIBUTED
 TO BE LISTED ON CORPORATE
 SERVICES AND ECONOMIC DEVELOPMENT
 COMMITTEE AGENDA - 15 Apr 97

The primary concern with regards to the Region's land at 160 Lees Avenue (which was acquired on 16 July 1996) was the removal of the coal tar contaminants from the property. The coal tar plume extended eastward beyond the limit of the Region's property. In August 1996, the Region was advised that adjacent property owners who had previously proposed to 'contain' the coal tar on their sites may be interested in a simultaneous undertaking to remove all of the coal tar deposits at one time.

At a meeting on 16 October 1996 with the Ministry of Environment and Energy (MOEE) and the respective property owners for 160, 168 and 170 Lees Avenue, representatives of 170 Lees Avenue advised that they had commenced work to remove the coal tar deposits from their site on their own.

In order to co-ordinate excavation work along the property line of 168/170 Lees Avenue, and reduce the potential for sub-terranean re-migration of contaminants across the property line, the City of Ottawa decided to proceed immediately with a tender for the removal of the coal tar from their property at 168 Lees Avenue.

The removal of the coal tar deposits from the Region's land at 160 Lees Avenue, if undertaken in isolation from adjacent works, would have involved the construction of a sub-terranean barrier, consisting of a slurry wall, to prevent migration of contaminants across the property line. By proceeding to remove the coal tar from 160 Lees Avenue simultaneously with that being removed from the City of Ottawa property at 168 Lees Avenue, there was no need for a cut-off wall, which resulted in an estimated cost saving to the Region of \$250,000. The City of Ottawa tender closed Tuesday, 5 November 1996, and included work items for the Region.

RMOC's commitment to reimburse the City of Ottawa Contract 9999-02081-T1/96, for the removal of the coal tar from the Region's land at 160 Lees Avenue, at an estimated amount of \$258,953.38 (including GST), was approved on 6 November 1996 under the Environment and Transportation Commissioner's authority for 'emergency' work.

City of Ottawa Council approved the award of the contract to Taggart Construction Limited, Ottawa, on 6 November 1996. The work commenced 11 November 1996. All impacted soil from the RMOC property (2,088 tonnes) was excavated and disposed of, and the backfill of the effected area completed by 20 December 1996.

CONSULTATION

The City of Ottawa and RMOC hosted a joint public information session to explain the site remediation plans for 160/168 Lees Avenue to the neighbouring community. The meeting was held from 7:00-9:00 p.m. Thursday, 7 November 1996, at Immaculata High School. There was no interest or concern expressed by the public with respect to the proposed undertakings.

EXPENDITURE JUSTIFICATION

Site remediation of the Region's property at 160 Lees Avenue was necessary in order to meet the guideline criteria for contaminants as established by the Ministry of Environment and Energy (MOEE), which is the regulatory body that enforces the Environmental Protection Act.

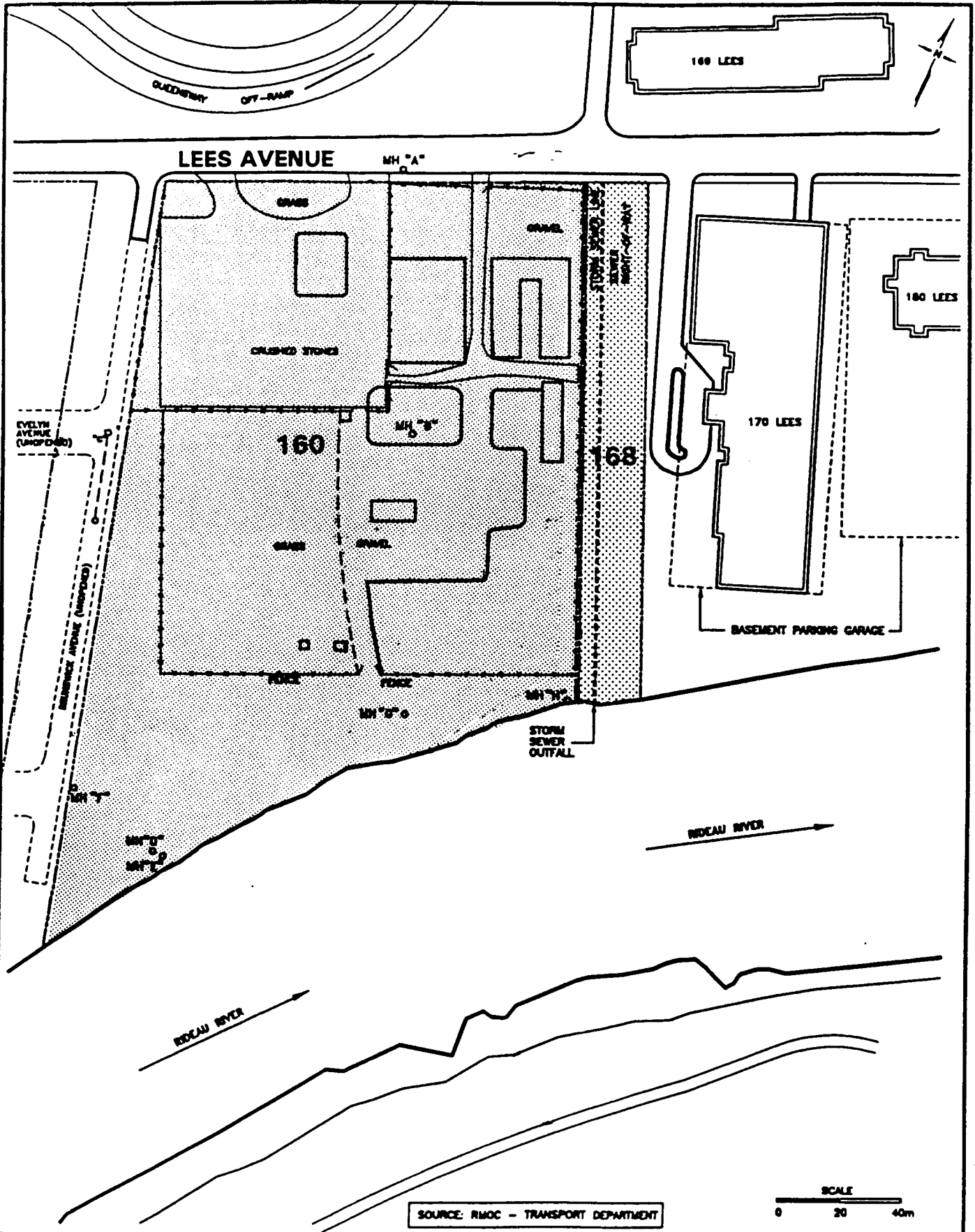
Action was required due to the potential for the migration of contaminants onto adjacent properties and into the Rideau River.

FINANCIAL STATEMENT

Funds were provided in the 1996 Capital Budget, Account 912-33417, Alta Vista Parkway Cleanup.

*Approved by
M.J.E. Sheflin, P.Eng.*

JBT/al



REGIONAL MUNICIPALITY OF OTTAWA CARLETON
 590 ARMOURY BLDG, 160 LEES AVENUE
 OTTAWA

Title: **160 & 168 LEES AVENUE**

Project:	Scale: AS SHOWN	Date:
Designed / Drawn:	Checked:	Flanomic:

SCALE
 0 20 40m